

United States Department of the Interior
National Park Service

SENT TO D.C.

10-3-05

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Anderson - Carlson Building

other names/site number N/A

2. Location

street & number 2044-48 West Farwell Avenue not for publication

city or town Chicago vicinity

state Illinois code IL county Cook code 031 zip code 60645

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Walter L. White NSHPO 930-05
Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register See continuation sheet.

determined eligible for the National Register

See continuation sheet. determined not eligible for the National Register

removed from the National Register

other (explain):

United States Department of the Interior
National Park Service

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 removed from the National

Register

 other (explain): _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Name of related multiple property listing

(Enter N/A if property not part of multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling
DOMESTIC secondary structure

Current Functions

(Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling
DOMESTIC secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Spanish Baroque

Materials

(Enter categories from instructions)

foundation walls CONCRETE
BRICK

roof ASPHALT
 other OTHER

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Please see continuation sheets.

8. Function or Use

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) Please see continuation sheets.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.) Please see continuation sheets.

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1928

Significant Dates

1928

Significant Person(s) (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Lerson, Godfrey E. / Edlund, Edward

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal Agency
Local Government
University
X Other

Name of Repository

Chicago Historical Society

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 16 443463 4650732 3 zone Easting Northing zone Easting Northing
2 4

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) Please see continuation sheet.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) Please see continuation sheet.

11. Form Prepared By

name/title Nicholas Dorochoff, Jr.

organization N/A date 04/04/2005

street & number 2044 W. Farwell Avenue 3-E telephone 773-465-0268

city or town Chicago state IL zip code 60645

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name See Continuation Sheets

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 1

Anderson - Carlson Building, Cook County, Illinois

Narrative Description

Summary Paragraph

The Carlson - Anderson Building was designed by Godfrey E. Larson in 1927 in the Spanish Baroque Revival style, an unusual choice for a six-flat apartment building. Larson used the building's exterior of buff-colored brick as a background for a number of elements that are typical of the style, from the complex entryway with its turned pilasters and swan's neck pediment, to window surrounds that mimic baroque balconies. Completed in 1928, the building displays a high degree of architectural integrity. Significant exterior features remain unchanged since its construction. With the exception of modifications to one of the six apartments and the conversion of a storage room to a studio apartment, interior architectural features remain largely intact.

Setting

Built in the northernmost section of Chicago, the six-flat building located at 2044-46 West Farwell Avenue stands in a residential neighborhood that is largely unchanged since the 1920's. Although a number of larger apartment buildings have been built in the area since that time, the vast majority of buildings are single-family bungalows and three- or six-flat buildings dating from the period of significance. The attractive tree-lined streets continue to provide the quiet residential setting that originally attracted people to the neighborhood.

Exterior

The building's principal façades are of buff-colored brick with cast stone and limestone detailing. The primary façade presents six symmetrical window bays, with the main entry prominently positioned in the center. Brick is laid in 6th course Flemish header bond. String courses of cast stone separate the building horizontally into three sections: the first string course has a simple convex profile and serves as sills for the first floor windows. The second string course serves as the lintels of the third floor windows.

The main entrance is flanked by two turned pilasters of cast stone supporting a swans-neck pediment. Centered beneath the broken pediment is an urn resting on a foliate tassel, which in turn is supported by the elaborate keystone of the arched doorway below. Two creatures resembling sea horses are positioned on either side of the keystone, and similar figures provide the primary motif in the capitals of each pilaster. The original door with wrought iron grate has been maintained since the building's construction. Also at the ground floor level, four casement windows with plain cast stone trim fill the remaining bays at each end of the building. This horizontal section of the building is capped by a course of alternating brick soldiers and stacked spacers beneath the first string course of cast stone. The corners of the building are slightly set back above this course, strengthening the visual division of the façade at this level.

The second horizontal section of the façade presents eighteen windows spaced evenly across the building in three rows of six. Each of these is a six-over-six double-hung window. All windows on the first floor are treated identically, each set in a Roman arch of cast stone matching the profile of the string course. The roundel above each window is filled with a cast stone relief featuring sea horses similar to those decorating the entryway. Within each arch two of these creatures flank a foliate tassel. Each window has a wrought iron rail approximately one-third of the window's height, suggesting simple balconies.

Each floor of the building contains two apartments, and at the second story level the division of the building vertically becomes clear. The second and fifth windows—the center window in each unit's living room—each have an ornately detailed window surround. The motif of the urn resting on a foliate tassel from the main entry is repeated here, this time enclosed by a heavy broken arched pediment with prominent returns. The maritime motif suggested by the seahorses on the lower floors is carried through in the vertical row of shells that decorate the pilasters supporting the pediment, which decrease in width from top to bottom. A semi-circular platform, also of cast stone, serves as a sill for each window. A curved, worked iron railing that matches the grates used on the front door and first floor windows completes the suggestion of a Baroque balcony. The other windows at this level have simple limestone sills with a thinner profile than the string course beneath the first floor windows.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 2

Carlson – Anderson Building, Cook County, Illinois

Windows at the third floor level have limestone sills that are roughly half the height of those on the second floor. A string course of cast stone forms a continuous lintel above these windows, marking the end of the second horizontal division of the façade. This division is further suggested by the use of quoins on the projecting corner between the two string courses.

The third horizontal division of the building, essentially the building's parapet, has the simplest ornamentation of the three levels. Limestone and cast stone are used here for the decorative elements: coping for the parapet, a pediment with complex curving lines, the finial at the pediment's peak, and a cast stone medallion beneath the pediment.

The east and west façades of the building are finished with the same facing brick as the main façade, but lack ornamentation beyond simple limestone sills beneath the windows. The north elevation, as the rear of the building, is of common brick. This elevation presents a projecting bay at each corner of the building and the exterior stairways and porches usually found on buildings of this type. Although the porches and stairs have been recently replaced with materials and construction methods necessary to meet Chicago's building codes, the original footprint and configuration of stairs and porches has been maintained. A six-bay garage stretches across the rear of the property. Although the garage was built during the period of significance, removal of the parapet, construction of a rooftop deck, and replacement of the original doors have seriously affected its architectural integrity, making it a non-contributing structure. A driveway connects the garage to the street along the east elevation of the building.

With the exception of the addition of aluminum storm windows, storm doors on the rear entries, and the replacement of one ground-floor window on the east elevation with glass block, the building's exterior has remained unchanged since its construction in 1927. This level of integrity extends to the entrance foyer, stair hall and five of the building's original six units, all of which are substantially unchanged.

Interior

The arched door of the main entry leads to a vestibule with wide plaster crown molding and a dark tile floor with a random ashlar pattern. A French door with side lights extending the width of the walls leads to the stair hall. Just within the doorway, to the right is a door to what was once a "buggy garage," where the ladies of the building could store their strollers. This storage room was converted to living space in 1939, and serves today as a studio guest apartment.

The stair hall has minimal ornamentation. A simple baluster with turned spindles provides a handrail to the right of the stairs. To the left, the wall of the stair hall provides a heavy wooden molding at handrail height. The area beneath this rail has the appearance of painted wainscoting, due to the application of panel molding to the wall. The first landing between floors features a wallpaper mural depicting a British hunting scene. At the first-floor landing, the entries for the two living units face each other. The plain, slab-style doors are of dark wood with an inlaid contrasting wooden trim. The wide wooden trim around the door jamb matches the stair railings and wainscot trim. The stairs continue up two more flights. The remaining two landings between floors end about three feet from the wall, allowing natural light from a skylight to reach the first and second floor landings.

The entry for each unit opens onto a rectangular reception area. A coat closet with a mirrored door stands opposite the main entry. To the south, a large archway provides access to the living room, which is the width of the apartment. The focal point of the living room is a decorative fireplace of cast stone embellished with acanthus leaves, shells and flowers. Two windows flank the fireplace and three windows face the street, providing ample light and cross-ventilation. The formal nature of the living room is accentuated by the high ceiling, wide plaster crown molding, panel molding on the walls, and distinctive millwork surrounding the windows and the arched entry from the reception hall. The baseboard repeats the simple lines of the molding used elsewhere in the room.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 7 Page 3

Carlson - Anderson Building, Cook County, Illinois

The reception hall also provides access to the master bedroom through a door immediately north of the hall closet. At the end of the reception hall, a simple arched opening—without the distinctive millwork of the first—leads into a secondary hall. This narrower hallway lacks the plaster crown molding of the reception hall, though it does maintain the custom millwork found in the public rooms. One wall of this hall provides access to the main bath and second bedroom; the opposite wall provides access to the telephone nook and two storage closets. A French door at the end of this hall opens into the large formal dining room, which is equipped with the same plaster crown molding, panel molding and millwork as the living room. Three large windows light this room, which has a swinging door into a butler's pantry and a door providing access directly to the kitchen. Off the kitchen is a room with its own full bath intended for domestic help. The kitchen also has access to the butler's pantry, with its original cabinetry and hardware, and the service entrance onto the back porch.

All units in the building were originally identically appointed; however, renovation of one unit over the years resulted in the loss of the decorative fireplace, panel molding, and some millwork and doors. A recent rehabilitation has provided new molding and doors in that unit that suitably recall the originals. This work also included salvaging some of the original light fixtures, which have been restored and installed in a number of the units.

Integrity

The Anderson - Carlson Building has sufficient integrity for listing on the National Register of Historic Places. The only six-flat building in the area designed in the Spanish Baroque Revival style, the building is essentially unchanged since its construction in 1928. Significant exterior features of the building, including the cast-stone ornament, wrought iron grates, main entry, and all but one of the original windows have been preserved. This exceptionally high level of integrity extends to five of the six living units, which retain all original significant architectural features, including the cast stone fireplace, panel molding and plaster cornice work in the public rooms, and the cabinetry in the butler's pantry. A remodeling of unit 1-E after 1955 resulted in the removal of the fireplace surround and the panel molding from the walls of the public rooms. The doorway between the kitchen and dining room was removed and enlarged, helping the kitchen and dining room to function as a single room. The original tile and fixtures were removed from the main bath and an enclosed bathtub-shower was installed. The recent rehabilitation was sensitive to the historic fabric, not only in restoring missing features in unit 1-E, but in retaining original hardware on cabinets and doors, reconditioning windows, and restoring existing original light fixtures, all of which work together to maintain the building's integrity.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 4

Carlson - Anderson Building, Cook County, Illinois

Narrative Statement of Significance

Summary Paragraph

The Building at 2044-48 West Farwell Avenue is eligible for listing under Criterion C, for architecture, as a good local example of the Spanish Baroque Revival style. The period of significance is 1928, the year construction was completed. The building is an example of the six-flat apartment building, many of which were constructed on the north side of Chicago during the first two decades of the 20th Century. The architect, Godfrey E. Larson, designed in a number of the revival styles common in the early 20th century. Larson applied Spanish Baroque forms with a sense of play, presenting a unique expression of the style on a building type typically adorned with an eclectic mix of simple, one-dimensional decoration.

Historical Background

The Anderson - Carlson Building is located one block west of Ridge Avenue, which divides the Rogers Park and West Ridge neighborhoods. In the 1890's, Chicago's final northward annexation brought these neighborhoods within the city limits. The first three decades of the 20th century saw a great deal of development in this area, including the construction of many multi-family residential buildings.¹ The majority of these buildings were three- and six-flats which followed local design conventions: a rectangular brick structure with projecting bays on the main façade providing space for a sun room or sleeping porch. These three-story buildings were adorned with limestone or cast-stone details sometimes having designs in relief, but most frequently consisting of simple geometric shapes. In some cases, the treatment of entryways or the addition of decorative roofs to the projecting bays or along the pediment might suggest a particular architectural style, but rarely was that style carried through the design of the façade as a whole. Larger apartment buildings, of forty units or more, were also built in the area. These were sometimes built in the same eclectic style as the smaller buildings, but a number of these larger buildings express a single architectural style, frequently Tudor or Renaissance Revival. Renters of means wanting to live in a distinctive building were faced with the choice of selecting either the larger apartment buildings, which were perceived by some to be lacking in intimacy, or a six-flat that reflected the current architectural styles.

On April 11, 1927, George E. Carlson and F. Anderson obtained a permit to build a six-flat apartment building at 2044-48 West Farwell Avenue, just west of Ridge Road. They commissioned a young local architect, Godfrey E. Larson, to design their building. Larson's work with apartment and institutional buildings would account for his appointment as field representative for the Public Works Administration just a few years later, as well as his service as the Municipal Architect of Niles Center (now Skokie), Illinois during the same period.²

Like many architects of the time, Larson's work included examples of the various revival styles. He produced plans for the Oakton Gables, a Tudor revival apartment building of forty-eight units just a few blocks north of Farwell Avenue in Evanston, Illinois.³ A few years later he would use the Spanish Colonial revival style in designing a single-family home at 5838 North Kolmar Avenue in Chicago⁴ as well as a new school for Niles Center in the French Colonial revival style.⁵ For Anderson and Carlson's six-flat at 2044-48 West Farwell Avenue, Larson chose the Spanish Baroque Revival style.

¹ Commission on Chicago Landmarks, *Chicago Historic Resources Survey* (Chicago, Illinois: Commission on Chicago Landmarks, 1995), III-8, III-14.

² Larson, Godfrey E. Obituary. *Illinois Society of Architects Monthly Bulletin* (June-July, 1945), 8.

³ Oakton Gables was listed on the National Register of Historic Places in 1984 as part of the "Suburban Apartment Buildings in Evanston" thematic district.

⁴ Larson's house on Kolmar Avenue is rated "orange" (possibly possessing local significance) on the Chicago Historic Resources Survey.

⁵ "New College Hill School at Niles Center," *Chicago Daily Tribune*, October 23, 1932.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 5

Carlson – Anderson Building, Cook County, Illinois

The building was completed in 1928 and owned by members of the Anderson family until 1955, when it was sold to Frederick Stiegman. It remained a rental property as it changed hands twice more: in 1986 to George R. Benchak and Robert P. Kammy, and then again 1997 to Karl A. Konoir and Larry H. Balgro. In 2003, it was sold to a development corporation that completed a historically sensitive rehabilitation and converted the building to condominiums.

A review of the original plans for the building shows that Larson had specified terra cotta for all ornamentation on the main façade. Most likely a desire to cut construction expenses led to the use of the less expensive cast stone. Another cost saving measure is represented in the only significant variation from the interior plans as drawn by Larson: the size of the main bath was reduced slightly by moving the entry to the bath inward about four feet. Rather than having the master bedroom open directly onto the bath, this change created a small hall area between the master bedroom and bath which would have been less expensive to finish than extending the ceramic tile on the floors and walls the additional four feet to the hallway.

The Andersons proved to be good stewards of the building. During the period of their ownership, the only apparent change to the building came in 1939, when the "buggy garage," as the room meant to store baby carriages on the first floor is described on the Larson's plans, was converted to living space—a studio apartment. One window on a secondary façade was replaced with glass block to accommodate the conversion of storage space to a full bath for this new residential unit. Sometime after the sale of the building to Frederick Steigman in 1955, aluminum storm windows and screens were installed—the only other change affecting the building's exterior.

Criterion C

In the mid-nineteenth century, American architects turned to the past for inspiration in architectural design, which resulted in a revival of classical design elements. Classical forms, borrowed from the architecture of ancient Greece and Rome, were considered appropriate for large public buildings and were also applied in domestic architecture, but as the century closed, architects sought inspiration for residential design from other eras of the past. Led by the eastern firm McKim, Mead and White, the "Academic Reaction" recommended a return to historical styles.⁶ Popular revival styles for single-family homes from the late 19th century onward included the Spanish Colonial, American Colonial and Tudor revival styles.

The Spanish Baroque Revival style gained popularity in America after the Panama-California Exposition of 1915 in San Diego. The buildings featured there were the inspiration of Bertram Grosvenor Goodhue, the chief designer of the Exposition, who created a fairy tale city with a festive Mediterranean flavor. America was dazzled and Iberian fever spread as trendy architects adapted Spanish ideas to upscale homes and public buildings from 1915 to 1940. The resulting styles, based on Spanish influences, have been referred to as Spanish Revival. These styles feature arches especially above doors, entries and main windows, spiral columns and pilasters, cast ornaments and patterned floors. Those with flat roofs feature parapeted walls.

Larson's design of the primary façade of 2044-48 West Farwell Avenue demonstrates an application of Spanish Baroque forms with strikingly unusual details. The twisted columns flanking the main entrance, the use of decorative wrought iron railings and grates, the broken pediments above the main entry and second floor windows, are all common features of the style. Other forms that evoke the Baroque style include the complex curves in the parapet and the quatrefoil medallion and finial decorating the pediment. In addition, Larson draws on other Mediterranean styles in the horizontal division of the main façade into three parts, the use of quoins and the symmetrical arrangement of the façade's primary elements. A maritime motif informs the decoration throughout. Seahorses form the capitals of the turned pilasters flanking the front door, and are repeated in the roundels above the first-story windows. Shells decorate the pilasters that apparently support the heavy broken pediments above two windows on the second floor.

⁶ Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York: Henry Holt and Co., 1994), 176.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 6

Carlson – Anderson Building, Cook County, Illinois

The building's primary façade reflects a preference for balance and symmetry in the placement of the main entrance and windows. There is also a stylistic balance: the exuberant details of the main entrance and second-story balconettes contrast sharply with the otherwise clean lines of the building, typical of the Baroque style. The elaborately detailed surrounds for the entryway and two second floor balconettes are balanced by the progressively simple treatment of the other windows from the first to third floors: windows within arches resting on a string course of cast stone, to unadorned windows with heavy limestone sills, to plain windows with extremely narrow sills. The coping, medallion and complex curved pediment with prominent finial provide a suitable yet understated roofline treatment.

In 1996 Chicago completed the Chicago Historic Resources Survey, a city-wide report of properties built before 1940. In the inventory of the Rogers Park and West Ridge Community Areas, only two properties were identified as having any Spanish architectural influence. The Granada Theater, which was located in Rogers Park, has since been demolished. The other property is in West Ridge, at 7340 North Ridge Avenue, and is a large multiple family, courtyard-style apartment building, with less detail than the Building at 2044-2048 West Farwell.

Larson's design and attention to detail is unusual, especially when compared to other six-flat buildings in the area. A recent survey conducted in 2005 identified 127 extant six-flat buildings in a two-square mile area in the vicinity of the Anderson - Carlson Building. Architectural styles identified in the survey include the Neoclassical, the Italian Renaissance, the Prairie School and the Tudor Revival styles, making the Anderson - Carlson Building unique among six-flat buildings in the area both in terms of its architectural style and the level of detail used in its design.

Approximately ninety percent of the buildings surveyed exhibit an eclectic style common in apartment buildings of the period having two, three or six units. These are brick buildings with prominent projecting bays providing the primary visual interest and having simple one-dimensional decorations of cast stone. Buildings of this type were constructed for two decades, with the earliest permit on record being 1908. By the mid-1920s, buildings of this type were constructed alongside others that employed a flat six-bay façade. These buildings rely on applied decoration rather than massing for visual interest, often evoking one of the revival styles that gained in popularity during the 1920s. Such an approach was taken in the design of six-flat buildings in the area as early as 1925, and a number of these buildings stand within a couple blocks of the Anderson - Carlson Building.

Only ten six-flats, or less than 8% of the six-flats in this survey, bore any resemblance to the Anderson - Carlson Building. These ten buildings generally repeat the massing of the nominated property. Most of these rely on design elements common to the various revival styles popular during the 1920s. Only five of them have some details inspired by the Spanish Colonial Revival style, which while inspired by Spanish architecture differs from the more ornate Spanish Baroque Revival style.

In terms of massing, the buildings at 2042 West Morse Avenue, 7453 North Hoyne Avenue and 2041-43, 2221-23 and 2227 West Farwell Avenue all present symmetrical façades with six to ten window bays. Applied decoration on these buildings evokes various styles, including Spanish Colonial, Neoclassical and Art Deco. The building at 2041-43 West Farwell has very little ornament, but some features, such as the wrought iron railings on a number of windows and small tile canopies shading two windows on the second floor are common characteristics of the Spanish Colonial Revival Style. The other decorative elements on the building do not represent any particular style, such as narrow string courses beneath the first story windows and above the third story windows and one-dimensional oversized stone arches capping the first-story windows. The building at 7453 North Hoyne is a good example of a Spanish Colonial Revival style six-flat. The pronounced cornice with closely-spaced wooden brackets, wrought iron balconies on the third story, and arched window surrounds incorporating turned columns and pronounced keystones fully represent the style. The other three buildings in this group employ an essentially flat symmetrical façade similar to that of the Building at 2044-2048 West Farwell but have Neoclassical, Romanesque and Art Deco details. The buildings at 2221-23 and 2227 West Farwell use extremely shallow projecting bays and multi-colored brick to add interest. Both include free-standing columns flanking recessed entryways. Applied decoration for the building at 2221-23 West Farwell is a mixture of Art Deco and Classical detailing, whereas the

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 8 Page 7

Carlson - Anderson Building, Cook County, Illinois

building at 2227 West Farwell presents an eclectic combination of motifs that evoke no particular architectural style. The building at 2042 West Morse Avenue understandably repeats the massing of the Anderson - Carlson Building, as it was designed by the same architect, Godfrey E. Larson, one year later. Unlike the Anderson - Carlson Building, the building on Morse Avenue presents relatively simple cast-stone ornamentation applied to the main entry. Many of the ornate cast-stone details of the Farwell building are suggested here in brick. With the exception of a large urn and garland above the main entry, none of the decorative elements suggest a particular architectural style. This is the only building in this group of five which retains its original windows, the others having been replaced with contemporary vinyl or aluminum windows.

The remaining five buildings have different massing than the Building at 2044-2048 but share similar architectural features. Two buildings, at 2326 and 2332-34 West Farwell Avenue repeat the use of a flat façade, but add a central bay with windows that light the stair hall. The first of these two buildings present stylistic details that evoke the Spanish Colonial Revival style, including ornate hoods on all windows and the suggestion of a tile roof above the central bay. The other building presents a less ornate series of Mediterranean elements, including plain round arches with keystones and the use of quoins of cast stone to define the corners of the building. The remaining three buildings at 2308 and 2314 West Farwell and 7447 North Hoyne also have a seventh bay in the center of the building. However, the symmetrical arrangement of window bays on either side of the main entry is lacking here. All three of these buildings have a single projecting bay to the right of the main entrance, with roofline and windows treatments that differ from the rest of the main façade. The building at 7447 North Hoyne suggests the Spanish Colonial Revival style, with a narrow central bay recessed between a rectangular and round projecting bay. The building at 2314 West Farwell Avenue, also in the Spanish Colonial Revival style, combines a shallow tile roof over the flat portion of the façade and a pediment with complex curved coping of cast stone above the projecting bay. The neighboring building at 2308 West Farwell, designed by the same architect, replaces the tile roof with a Renaissance-style cast stone balustrade and emphasizes the corners of the building and projecting bay with quoins. Of these five buildings, only one retains all of the original fenestration. Unlike the building at 2044-2048 West Farwell, the ornament on these examples is best categorized as Mediterranean or Spanish Colonial Revival in influence.

Larson takes the Baroque reliance on symmetry and order and the classical forms of pillar and pediment, quoin and arch, and applies them almost with a sense of play to the Anderson - Carlson Building. The seahorses and shells that decorate the façade are a surprising addition to the decorative vocabulary usually associated with the Spanish Baroque Revival style, though the treatment of the main entry, second-story balconettes and the projecting corners, complete with one-dimensional quoins, are firmly within the tradition. In addition, this unique expression of the style is applied to a building type, the six-flat apartment building, which typically relied on projecting bays and an eclectic mix of simple, one-dimensional decoration to provide visual interest. When considered in light of the scarcity of the style as applied to the six-flat building type in north Chicago and the level of integrity the building presents, the Anderson - Carlson Building clearly meets criterion C for inclusion on the National Register of Historic Places.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 9 Page 8

Carlson – Anderson Building, Cook County, Illinois

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- Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*. New York: Henry Holt and Co., 1994.
- Commission on Chicago Landmarks. *Chicago Historic Resources Survey*. Chicago, Illinois: Commission on Chicago Landmarks, 1995.
- "Enlarging Lincoln School, Niles Center," *Chicago Daily Tribune* (October 4, 1931).
- Larson, Godfrey E. Obituary. *Illinois Society of Architects Monthly Bulletin* (June-July, 1945), p. 8.
- "New College Hill School at Niles Center," *Chicago Daily Tribune* (October 23, 1932).
- "Suburban Apartment Buildings in Evanston, Illinois." National Register of Historic Places Nomination Form (1986).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 10 Page 9

Carlson – Anderson Building, Cook County, Illinois

Verbal Boundary Description

The East 75 feet of the West 360 feet of Lots 1, 2 and 3 taken as a tract, excepting there from the North 125 feet thereof, in Smith's Addition to Rogers Park, a subdivision of the NW Quarter of Section 31, Township 41 North, Range 14 East of the third principal meridian in Cook County, Illinois.

Boundary Justification

The boundary is established by the legal description of the property on which the building stands.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section Number 11 Page 10

Carlson – Anderson Building, Cook County, Illinois

Building Owners

Common Areas:

2044-48 West Farwell Condominium Association
c/o Joseph Beason
2044 West Farwell Avenue, 3-E
Chicago, IL 60645

773-465-0268

Individual Units:

Dan and Lauren Consiglio
2044 West Farwell Avenue, 1-E
Chicago, IL 60645

773-465-5449

Florence Gardens LLC (unit 2-W)
c/o George Waugh
1522 W. Thorndale
Chicago, IL 60660

773-561-4670

Peter and Martia McLaughlin
2048 West Farwell Avenue, 1-W
Chicago, IL 60645

773-381-1511

Joseph Beason and Nicholas Dorochoff
2044 West Farwell Avenue, 3-E
Chicago, IL 60645

773-465-0268

James Heavey and Millie Shemluck (unit 2-E)
4536 North Dover
Chicago, IL 60640

312-266-7000

Chris Taylor
2048 West Farwell Avenue, 3-W
Chicago, IL 60645

773-695-5259

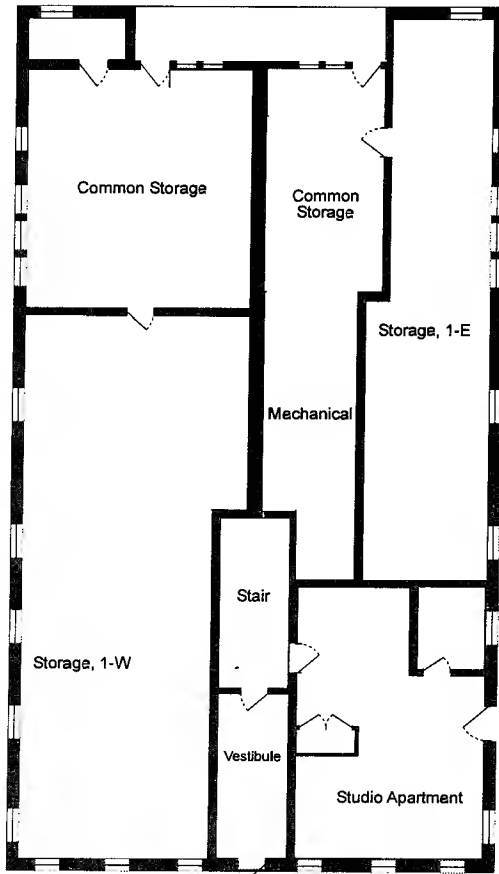
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 12 Page 11

Carlson – Anderson Building, Cook County, Illinois

Ground Floor Plan



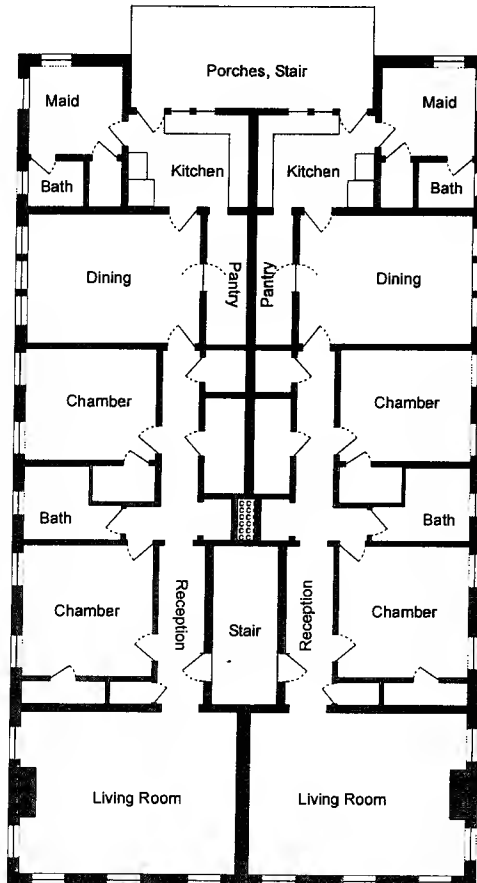
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number 12 Page 12

Carlson – Anderson Building, Cook County, Illinois

Living Floors Plan (Floors 1-3)



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number Photographs Page 13

Carlson – Anderson Building, Cook County, Illinois

Photographs

All photographs are of:

The Carlson – Anderson Building
Chicago, Cook County, Illinois.

Christine Taylor, photographer for all photos.

Photo #1 of 11
View of south elevation.
Date: 20 March 2005

Photo #7 of 11
View of stair hall.
Date: 1 May 2005

Photo #2 of 11
View of south and east elevation.
Date: 20 March 2005

Photo #8 of 11
View of living room.
Date: 1 May 2005

Photo #3 of 11
View of south and west elevation.
Date: 20 March 2005

Photo #9 of 11
View of living room with fireplace.
Date: 20 March 2005

Photo #4 of 11
View of north elevation.
Date: 1 May 2005

Photo #10 of 11
View of dining room.
Date: 1 May 2005

Photo #5 of 11
View of main entrance, south elevation.
Date: 20 March 2005

Photo #11 of 11
View of main bath.
Date: 1 May 2005

Photo #6 of 11
View of entrance vestibule.
Date: 1 May 2005

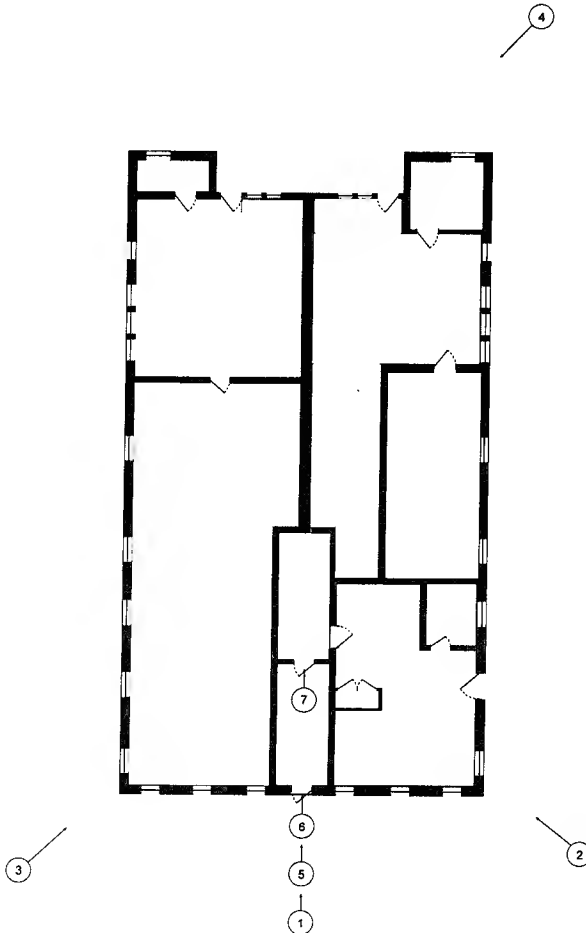
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number Photographs Page 14

Carlson – Anderson Building, Cook County, Illinois

Photo Locations, Ground Floor



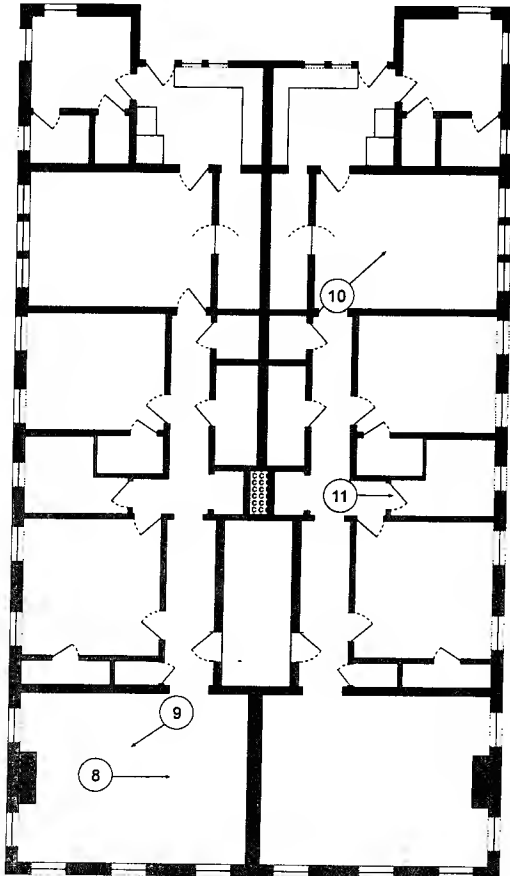
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Number _____ Photographs _____ Page 15

Carlson – Anderson Building, Cook County, Illinois

Photo Locations, Third Floor





**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

(217) 524-7128

MEMORANDUM

TO: The Honorable Richard M. Daley, Mayor of the City of Chicago
Brian Goeken, Landmarks Division, Department of Planning and Development

FROM: Amy Easton, Assistant Coordinator, National Register and Survey *AJE*

DATE: June 8, 2005

SUBJECT: Preliminary Opinion on the Building at 2044 – 2048 West Farwell Avenue,
Chicago, Illinois

The Building at 2044 – 2048 West Farwell Avenue is locally significant and eligible for listing in the National Register of Historic Places under Criterion C, for architecture. Chicago architect Godfrey E. Larson, whose work included a number of revival styles common in the early 20th century, designed the building in the Spanish Baroque Revival style. The style is rare within the Rogers Park and West Ridge Community Areas; only two properties in these neighborhoods were identified in the Chicago Historic Resources Survey as having any Spanish architectural influence. The design and attention to detail seen on the Building at 2044-2048 West Farwell is uncommon compared to other six-flat buildings in the area. A recent survey conducted in 2005 identified 127 extant six-flat buildings in a two-square mile area in the vicinity of the Building at 2044-2048 West Farwell Avenue. The majority of architectural styles identified in the survey were Neo-Classical, Italian Renaissance, Prairie School and Tudor Revival, making the Building at 2044-48 West Farwell Avenue unique among six-flat buildings in the area both in terms of its architectural style and the level of detail used in its design.

The property maintains sufficient integrity for listing in the National Register. The period of significance is 1928, the year it was built.

Georgian, The,
1005 S. Sixth St.,
Champaign, 05001260,
LISTED, 11/15/05

ILLINOIS, COOK COUNTY,
Anderson--Carlson Building,
2044-48 W. Farwell Ave.,
Chicago, 05001259,
LISTED, 11/15/05

ILLINOIS, COOK COUNTY,
Pacesetter Gardens Historic District,
13604--13736 S. Lowe Ave.,
Riverdale, 05001252,
LISTED, 11/16/05

ILLINOIS, COOK COUNTY,
Rogers Park Manor Bungalow Historic District,
Roughly bounded by W. Lunt Ave., N. Western Ave., both sides of W. Farwell
Ave. and N. California Ave.,
Chicago, 05001258,
LISTED, 11/15/05
(Chicago Bungalows MPS)

ILLINOIS, JACKSON COUNTY,
Murphysboro Elks Lodge,
1329 Walnut St.,
Murphysboro, 05001255,
LISTED, 11/15/05

ILLINOIS, LAKE COUNTY,
Linn, Howard and Lucy, House,
555 Shoreacres Dr.,
Lake Bluff, 05001257,
LISTED, 11/15/05

ILLINOIS, LAKE COUNTY,
Swift, Louis F., House,
255 E. Foster Place,
Lake Forest, 05001256,
LISTED, 11/18/05

ILLINOIS, PEORIA COUNTY,
International Harvester Building,
1301-1309 Southwest Washington St.,
Peoria, 05001254,
LISTED, 11/15/05

ILLINOIS, RANDOLPH COUNTY,
Shiloh College,
13043 Walnut St.,
Shiloh Hill, 05001251,
LISTED, 11/15/05

ILLINOIS, WILL COUNTY,
Downtown Peotone Historic District,
Roughly N. First St. and both sides of N. Second St., roughly bounded by the
alley S of Main and N by North St.,
Peotone, 05001253,
LISTED, 11/16/05